

Submitted: August 20, 2015
Approved: August 20, 2015

**MINUTES OF THE ROCKVILLE
HISTORIC DISTRICT COMMISSION
MEETING NO. 06-2015
Thursday, June 18, 2015**

The City of Rockville Historic District Commission convened
in the Mayor and Council Chambers on
June 18, 2015 at 7:00 p.m.

PRESENT

Rob Achtmeyer
Craig Moloney
Anita Neal-Powell
Jessica Reynolds

Present: Payman Tehrani, Senior City Attorney
Jim Wasilak, Chief of Planning
Sheila Bashiri, Preservation Planner

AGENDA REVIEW WORKSESSION (Black Eyed Susan Conference Room)

I. HDC CHAIRMAN ELECTION

Mr. Achtmeyer suggested that the election of the new Chair be postponed to the next meeting due to the absence of Mr. Moloney.

Ms. Reynolds moved, seconded by Ms. Neal-Powell to elect Rob Achtmeyer as Chair Pro Tem for this meeting. The motion passed 3-0.

II. COMMITTEE / ORGANIZATION REPORTS

- A. Peerless Rockville - Peerless Rockville Staff
- B. Lincoln Park Historical Foundation - Anita Neal Powell
- C. Public Comments/Open Forum
- D. HDC and Staff Comments – Erin Mahony of 405 W. Montgomery Avenue expressed concern about an historic alley near West Montgomery Avenue. She stated part of the alley is paved and the other part is grass. The homeowner has blocked access and wants the City to abandon the alley. Ms. Mahony said this is a historic property and she has petitioned the City to reopen access because many people use the alley as a walkway which is much safer.

Jim Wasilak provided suggestions on the street closing process and will place this as an agenda item for the next HDC meeting.

III. CONSENT AGENDA

A. APPROVAL OF MINUTES: May 21, 2015

B. REVIEW AND ACTION - MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT APPLICATION:

[HDC2015-00733](#), David H. Sonoda and Margaret M. Thale of 316 Beall Avenue

Ms. Reynolds moved, seconded by Ms. Neal-Powell to approve the Consent agenda. The motion passed 3-0.

IV. CERTIFICATES OF APPROVAL

[HDC2015-00743](#), Meg Duskin and Terence Griffin of 10 Thomas Street for a Certificate of Approval to pave a driveway and replace gutters.

Sheila Bashiri presented her staff report and recommended approval. Ms. Bashiri also answered questions from the HDC.

Owners of the property, Meg Duskin and Terence Griffin, answered questions from the HDC regarding the materials used for the proposed downspouts and gutters.

Ms. Reynolds moved, seconded by Ms. Neal-Powell to approve the application to pave the driveway with blacktop and replace the gutters and downspouts at 10 Thomas Street, provided that half round gutters and round downspouts are used. The motion passed 3-0.

V. COURTESY REVIEW

[HDC2015-00744](#), Erin A. Mahony of 405 West Montgomery for a Courtesy Review to replace the metal roof.

Sheila Bashiri presented her staff report and answered questions from the HDC.

John Barker and Erin Mahoney, owners of the property provided samples of aluminum shingles, requesting a recommendation from the HDC. They also answered questions from the HDC.

Craig Moloney arrived at the HDC meeting at approximately 8:35 p.m.

[HDC2015-00745](#), James Proakis, JNP Chestnut Lodge, LLC owner of 500 W. Montgomery Avenue for a Courtesy Review to construct six new townhouses.

Jim Wasilak provided a summary of the development approval process, followed by Sheila Bashiri's

staff report.

Elise Polydoroff, Assistant City Forester, presented her report on the impact of the trees on the proposed construction site and answered questions from the HDC.

Soo Lee-Cho with Miller Miller and Canby spoke on behalf of the property owner, JNP Chestnut Lodge, LLC. She presented a PowerPoint presentation of the proposed site plan and introduced the Arborist and Architect for the project. Ms. Lee-Cho also answered questions from the HDC.

Randy Creaser, project architect of Creaser O'Brien Architects, presented his design of the proposed construction and answered questions from the HDC.

Jeff Schwartz, arborist for the project provided a summary of the trees that will be impacted by the proposed construction and answered questions from the HDC.

The following citizens provided public comments.

Marian Hull of 529 Brent Road spoke on her own behalf about the historic significance of the proposed construction site and also read a statement from Patricia Woodward of the West End Citizens Association.

Andrew Sellman stated that he was shocked at how fast the project came about and that the citizens were not given ample time to weigh in. He stated that this site is possibly the only historical property with a national history.

Paul Newman of 8 Henson Oaks Lane is president of the Thirty Oaks Homeowners Association. He said that the HOA didn't have a position yet and that he was speaking on his own behalf. Mr. Newman made several comparisons between the old structure and the new design, and stated that if the lodge is to be recreated then key elements should be included in its design.

The HDC expressed their thoughts on the proposed construction and suggested the builder return with alternative designs.

VI. DISCUSSION

- A. Update on Map Amendment for 17 Martins Lane** – Ms. Bashiri stated that she hopes to get the map amendment to the Planning Commission on August 5, 2015.
- B. Administrative Approvals** – Mr. Wasilak and Ms. Bashiri asked if the HDC would complete the second review of comments be completed and sent to staff for finalization and approval by June 2, 2015.
- C. Update on Historic Preservation Work Plan** – Ms. Bashiri said that the Administrative Approval is a big part of the Work Plan and that it is mostly complete.
- D. June 30, 2015 Twinbrook Community Association Meeting** – Ms. Bashiri asked Ms. Reynolds if she would lead the meeting

VII. ADJOURN

There being no further business to come before the Commission, Chair Pro-Tem Achtmeyer adjourned the meeting at 10:48 p.m.

Respectfully Submitted

Sandra Y. Driver, Commission Secretary